138.0	0002	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,292,300 / 1,292,300
					USE VALUE:	1,292,300 / 1,292,300
					ASSESSED:	1,292,300 / 1,292,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUAADGRAS ANNEMARIE
Owner 2:	
Owner 3:	
Street 1:	160 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KAMBIL AJIT -
Owner 2:	QUAADGRAS ANNEMARIE L -
Street 1:	160 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,525 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Brick Veneer Exterior and 2653 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9525.000	649,700	7,400	635,200	1,292,300
Total Card	0.219	649,700	7,400	635,200	1,292,300
Total Parcel	0.219	649,700	7,400	635,200	1,292,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.20 | /Parcel: 487.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	88504
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	648,500	7400	9,525.	635,200	1,291,100	1,291,100	Year End Roll	12/18/2019
2019	101	FV	529,000	7400	9,525.	670,500	1,206,900	1,206,900	Year End Roll	1/3/2019
2018	101	FV	529,000	7400	9,525.	494,000	1,030,400	1,030,400	Year End Roll	12/20/2017
2017	101	FV	529,000	7400	9,525.	472,900	1,009,300	1,009,300	Year End Roll	1/3/2017
2016	101	FV	529,000	7400	9,525.	437,600	974,000	974,000	Year End	1/4/2016
2015	101	FV	469,700	7400	9,525.	367,000	844,100	844,100	Year End Roll	12/11/2014
2014	101	FV	469,700	7400	9,525.	358,500	835,600	835,600	Year End Roll	12/16/2013
2013	101	FV	469,700	7400	9,525.	341,600	818,700	818,700		12/13/2012

!10672!

PRINT

Date	Time
12/11/20	00:57:22

LAST REV

Date	Time
04/05/19	13:11:22

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10672

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAMBIL AJIT	52604-220		4/21/2009	Family	99	No	No		
CRIMMINGS MARGA	30282-124		6/11/1999		466,000	No	No		
	12638-453		5/30/1974		60,200	No	No		N

USER DEFINED

Prior Id # 1:	88504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2012	1676	Manual	18,980	C				
6/30/2006	548	Redo Kit	121,743			G7	GR FY07	REMOD KIT / STUDY
5/4/2004	325	Wood Dec	11,689	C		G6	GR FY06	20X16
10/29/2003	931	Dormers	107,000	C		G6	GR FY06	+1 FBTH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/10/2013	Info Fm Prmt	MM	Mary M
11/13/2008	Meas/Inspect	189	PATRIOT
11/13/2008	Meas/Inspect	189	PATRIOT
3/11/2005	Permit Visit	BR	B Rossignol
11/3/2000	Hearing N/C	201	PATRIOT
11/8/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9525		Sq. Ft.	Site		0	90.	0.74	10									635,179						635,200	

Total AC/HA: 0.21866 | Total SF/SM: 9525 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 635,179 | Spl Credit | Total: 635,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	70
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11103177
Const Adj.:	1.21332169
Adj $ / SQ:	168.505
Other Features:	108129
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728330
Depreciation:	78660
Depreciated Total:	649670

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

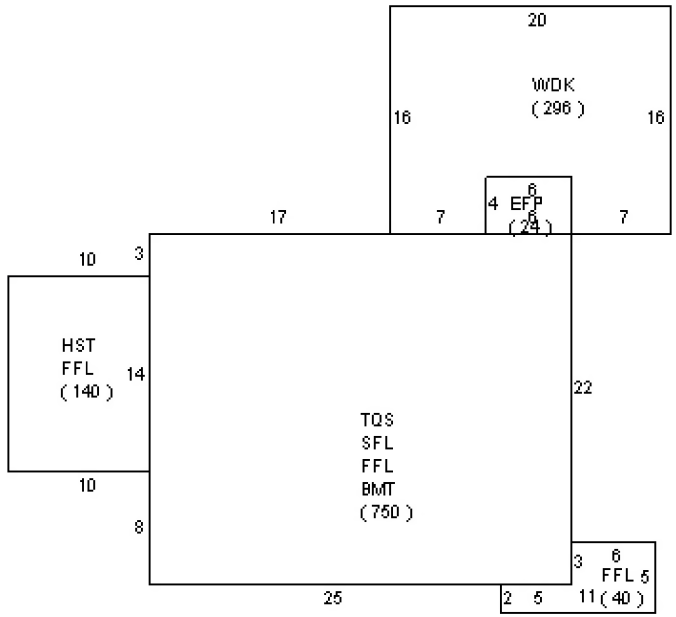
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	224.11
Special Features:	0	Val/Su Net:	194.06
Final Total:	649700	Val/Su SzAd	285.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	930	168.500	156,710
BMT	Basement	750	66.980	50,236
SFL	Second Floor	750	168.500	126,379
TQS	3/4 Story	563	168.500	94,784
WDK	Deck	296	11.380	3,368
HST	Half Story	35	168.500	5,898
EFP	Enclos Porch	24	88.090	2,114
	Net Sketched Area:	3,348	Total:	439,489
Size Ad	2277.5	Gross Are	3640	FinArea 2653

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
HST	50				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	1929	26.56	T	30	101			7,400			7,400

More: N | Total Yard Items: 7,400 | Total Special Featues: | Total: 7,400